

PLANNING BOARD MEETING - JULY 6, 2015

CALLED TO ORDER BY: CHAIRWOMAN DENISE MAYRER AT 7:00 p.m.

P**RESENT**

Denise Mayrer, Chairwoman

Wayne Johnson

John LaVoie

Lawrence D'Angelo

Andrew Aubin

James Shaughnessy

Attorney Robert Linville, Esq.

Richard Laberge, Planning Board Engineer

MEMBERS ABSENT

Paul Puccio

Nadine Fuda - Director

APPROVAL OF MINUTES — JUNE 15, 2015

LaVoie moved, D'Angelo seconded that the minutes be approved as amended.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

PUBLIC COMMENTNS:

None

SITE PLAN/ SPECIAL PERMIT

Pond View Office Building

2015-21-R-40/178.-4-2.2

Pond View Drive

Proposed - Site Plan for Banked Parking and New Signage

Richard Tice and Tom Brewer, Brewer engineering were present for this meeting.

Mr. Tice stated 59 parking spaces from the office building are being utilized for the community center. The banked parking is located behind the office building. Since the last time this was presented he found out the judges have requested a 3 bay garage to be built. This will take up some of the banked parking but they still exceed the required number of spaces.

Mr. Laberge stated this is part of the community center plans and if additional parking is needed the planning board can order it and he recommends that this minor modification for the banked parking be approved.

Mr. Johnson asked to have the banked parking spaces shown in a darker shade or outline the area so it is noticeable.

Mr. Tice stated they will outline the 35 spaces on the new map.

Chairwoman Mayrer asked about the signage changes.

Mr. Tice stated the court system is requesting signage in front of the building on the side they occupy (State of New York Unified Court System) , and the building owners wish to put a sign on the westerly portion (Professional Arts Building). The Pond view sign in the center of the building already exists, the only difference is the word ARTS will be removed leaving (2500 Pond View). The town law stated 32 total sq. ft. of signage however the state signage does not count nor does the 2500 so they will be under the 32 sq. ft.

There were no questions on signage.

SITE PLAN MODIFICATION ON BANKED PARKING AND SIGNAGE

D'Angelo moved, Aubin seconded **APPROVAL** of **SITE PLAN MODIFICATION**.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose: None

SITE PLAN/ SPECIAL PERMIT

Birch Builders

2014-22/RA/188.-5-8.11

Brookview Station Road

Proposed -Strawberry Fields lots 21 - 42

Richard Tice and Tom Brewer, Brewer engineering were present for this meeting.

Mr. Tice stated Birch Builders would like to build this section of Strawberry Fields in 2 phases; Phase 1 will be for the first 8 lots with 700 feet of road instead of the full 2800 feet. Septic is designed and ready for health department approval, the drainage goes to the existing basin and. They are also looking for a site development permit for the grading needed to start the second phase road.

Mr. Laberge asked if he is just looking for comment on the phasing and site development for this part of the project.

Mr. Tice stated correct, we are not looking for approval tonight just the OK on their request so they can start designing the project.

Mr. Laberge stated he does not see a problem with a site development permit being permitted at the appropriate time. The phasing is not an issue they just want to make sure the connection to South Old Post Road gets underway.

All agree to send this to engineering.

SITE PLAN/ SPECIAL PERMIT

Stewarts Shops
New Road and Rte. 20
Proposed - Retail Store w/ Gas Sales

2015-24/HC/211.-2-10.2

Chuck Marshall represented the applicant Stewarts Shops for this meeting.

Mr. Marshall stated they are proposing a new 3672 sq. ft. Stewarts Store at the intersection of New Road and Rt. 20, this will replace their store that is in the village of Nassau. There will be 26 parking spaces not counting the self-serve gas pumps. One pump will be a 3 + 1 dispenser which includes diesel. They are looking to expand the village water district from McClellan road to the site as well as Agway and up new road to CEO daycare. They will have onsite sewer/septic, the curb cuts are existing on Rt.20 and New Road, they propose 3 signs one is a 17 ft. building sign, 2 gas canopy signs for the diesel pricing and one free standing sign.

Mr. Johnson asked about the curb cuts and the driveway, are they to be removed or paved.

Mr. Marshall stated those are the existing paved driveways of the current owner and will be removed.

Mr. Johnson asked how the house will have access.

Mr. Marshall stated the access will be removed from Rt. 20 and moved to New Road.

Mr. Johnson questioned the area for the driveways.

Mr. Marshall stated he can have the plans changed to reflect the new driveways.

Discussion on storm water and the water district all to be reviewed through engineering.

Mr. Johnson asked about the site distance looking back towards Nassau seems to be substandard and would like to make sure it is not a problem.

All agree to send this too Rich for Review

MEMBER DISCUSSION

Chairwoman Mayrer motion to formally acknowledge the tragic passing of Nadine Fuda's brother Shawn Rivers.

LaVoie moved, Aubin seconded the Planning Board heartfelt sympathy for the Fuda Family.

6 Ayes. 0 Noes. Motion carried.

Ayes: Aubin, D'Angelo, Johnson, LaVoie, Mayrer, Shaughnessy

Oppose:

ADJOURN

Aubin moved, Shaghnessy seconded that the Planning Board meeting be adjourned. There being no objections, Chairwoman Mayrer adjourned the meeting at 7:31 p.m.

Respectfully submitted,

Nadine Fuda

Director of Planning & Zoning